

38-258

BK 7465 PG 212

TRANSFER
TAX
PAID

WARRANTY DEED
020500

KNOW ALL BY THESE PRESENTS THAT I, LYDIA L. PARSONS, for consideration of One Dollar (\$1.00) and other valuable considerations paid by LORI A. BEAUDOIN, the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said LORI A. BEAUDOIN, her heirs and assigns forever,

A certain lot or parcel of land situate in Waterville, County of Kennebec, State of Maine and more particularly bounded and described as follows, to wit:-

Commencing at an iron pin located at the southeasterly corner of a parcel of land described in a deed to Reginald E. and Dollis H. Bizier recorded in the Kennebec County Registry of Deeds in Book 1473, Page 77; and thence North 60 degrees 01' 35" E 184.88 feet to an iron pin; and thence South 31 degrees 55' 55" East 31.77 feet to an iron pin; and thence South 66 degrees 02' 15" West 49.47 feet to an iron pin; and thence South 25 degrees 58' 02" West 97.44 feet, more or less, to an iron pin; thence North 63 degrees 56' 42" West 63.67 feet to an iron pin; thence North 65 degrees 48' 35" West 34.96 feet to an iron pin marking the point of beginning.

The above described parcel of land is identified on a plan showing the boundary agreement between Hyla J. and Elizabeth A. Tracy and Frederick and Johanna N. Brown and Reginald E. and Dollis H. Bizier, which plan is dated July 1984 and was prepared by K & K Land Surveyors, Inc. and is recorded in the Kennebec County Registry of Deeds.

Being the same premises conveyed to Lydia L. Parsons by Quitclaim Deed with Covenant of Robert H. Parsons dated October 20, 1997 and recorded in said Registry of Deeds in Book 5486, Page 249.

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said LORI A. BEAUDOIN, her heirs and assigns, to them and their use and behoof forever.

AND I hereby COVENANT with the said Grantee, her heirs and assigns, that I am lawfully seized in fee of the premises, that they are free of all incumbrances; that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that I and my heirs shall and will WARRANT AND DEFEND the same to the said Grantee, her heirs and assigns forever, against the lawful claims and demands of all persons.

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IN WITNESS WHEREOF, I, the said Lydia L. Parsons, have hereunto set my hand and seal this 14th day of May, 2003.

P. D. Meyer
Witness

Lydia L. Parsons
Lydia L. Parsons

STATE OF MAINE
YORK, ss.

May 14, 2003

Then personally appeared the above-named Lydia L. Parsons and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Linda A. Maloy
Linda A. Maloy
Notary Public
My Commission Expires: 11-09-08



RECEIVED KENNEBEC SS.
2003 JUN 19 AM 9:00

TEST: Beverly B. Hill
REGISTER OF DEEDS